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Garden Cottage
Walcott Road
Bacton



A BEAUTIFUL GRADE II LISTED COTTAGE THAT HAS SYMPATHETICALLY & EXTENSIVELY REFURBISHED BY THE PRESENT OWNERS

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Garden Cottage, Walcott Road, Bacton, Norfolk NR12 0EY

SITTING ROOM

Accessed via a stable door, this charming space offers a feature inglenook fireplace with inset multi fuel burning stove, part brick and wood floor, two windows, stairs rising to one of the landings, two built in storage cupboards and access to the dining room and kitchen.

KITCHEN

A brand-new kitchen that has never been used! Base and eye level units provide ample storage, drainer sink unit, built in fridge, free standing Infusion Stove with six ring gas hob and extractor above, two windows, two large Velux windows, wood effect flooring and through to rear lobby.

REAR LOBBY

Exposed floorboards, double doors open to the courtyard, access through to utility room.

UTILITY ROOM

Base and eye level units provide storage. Built in (brand new) full length freezer, washing machine & tumble dryer, drainer sink unit, wall mounted radiator, window, wall mounted control panel for hot water and heating, access to an inner hallway.

INNER HALLWAY

Provides access to a shower room, a reception room/bedroom five, dining room and stairs rise to one of the landings.

SHOWER ROOM

Low level WC, wash hand basin, walk in shower cubicle, heated towel rail and window.







DINING ROOM

Dual aspect windows, door leading to garden, feature brick fireplace, feature inset bread oven, two wall mounted radiator, 3 built in shelves.



RECEPTION ROOM/BEDROOM FIVE

A reception room that could be utilised as a fifth bedroom should it be necessary. Feature cast iron fireplace, two built in shelving units, two windows, wall mounted radiator and door giving access to the barn.



BARN

A beautiful conversion of an attached barn to provide further living space, opening up many possibilities of how it can be used. The approximate square footage is an impressive 492 square feet and the vaulted ceiling adds to the feeling of space. The room has a lovely feel with the exposed brick and flint walls and exposed beams. Plenty of natural light comes in via windows, 3 Velux windows and dual aspect doors leading to the outside on opposing sides of the property. Underfloor heating.

LANDING

Two landing areas are accessed via separate staircases and provide access to all first floor accommodation.

PRINCIPAL BEDROOM

A double bedroom with exposed oak floorboards, two recessed areas (one with shelving) providing a storage opportunity and a wall mounted radiator.

BEDROOM TWO

Exposed Oak floorboards, window and wall mounted radiator.

BEDROOM THREE

Exposed Oak floorboards, window and wall mounted radiator.

INNER PASSAGEWAY

A small passageway between bedrooms three and four have a beautiful feature. A exposed part of the chimney breast.

BEDROOM FOUR

Exposed Oak floorboards, window and wall mounted radiator.

BATHROOM

The bathroom has two doors accessed via both landing spaces. Low level WC, wash hand basin, bath with shower attachment, heated towel rail and door to airing cupboard.





LOCATION

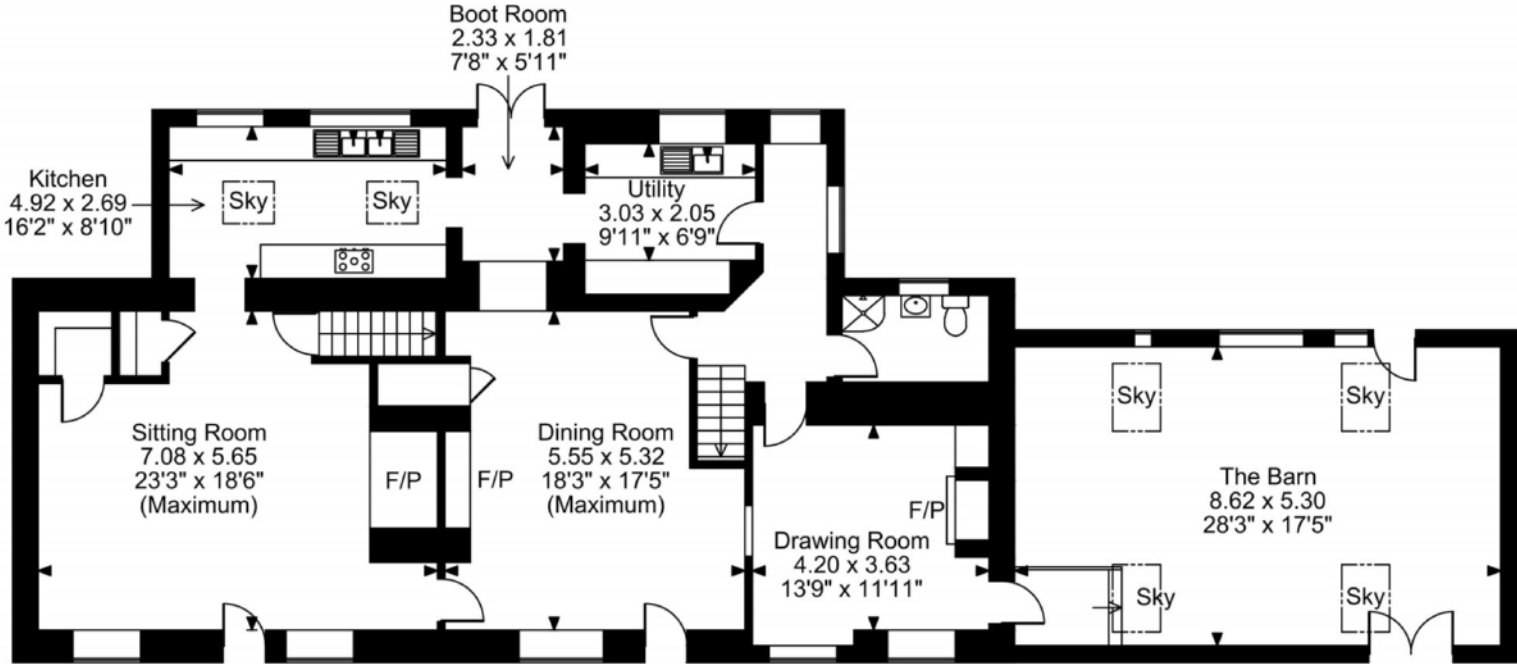
Bacton is a popular North Norfolk village offering local shopping facilities, public house, cafes/restaurant, village school, church and an excellent sandy beach. More extensive facilities are available within North Walsham including schools and train services to Norwich which is just over twenty miles to the south of Bacton. The North Norfolk coastline, much of which is classified as an area of outstanding natural beauty, includes bird sanctuaries, beaches and sailing.



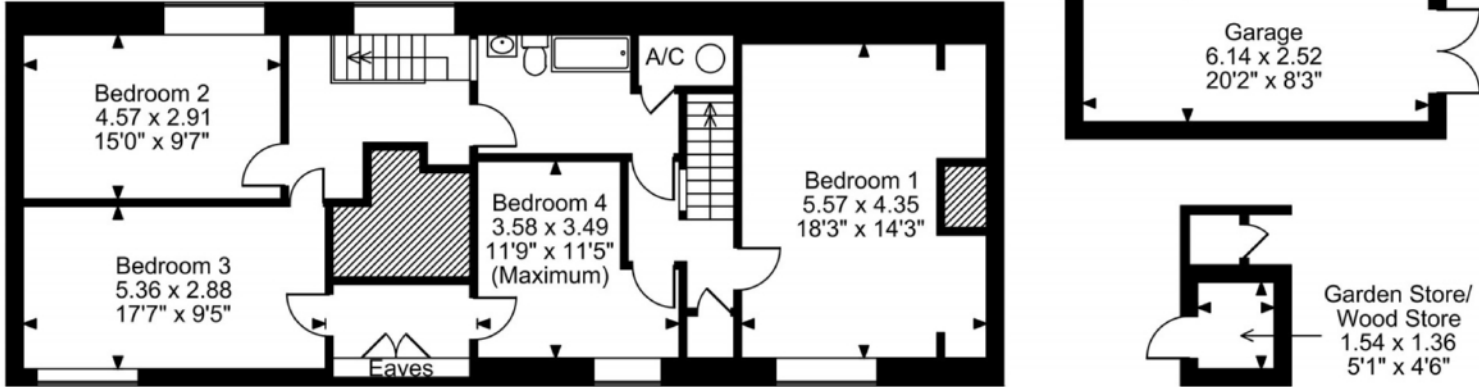
EXTERNAL

The property is accessed via a wooden five bar gate. The garage as parking in front. The mature gardens offer a mixture of trees, shrubs and bushes. There is a large additional piece of garden accessed via a wooden gate and has its own vehicular access. In addition, there is a gravelled courtyard area.

Garden Cottage, Walcott Road, Bacton, Norwich



Ground Floor



First Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

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£700,000

A beautiful grade II listed period cottage that has been extensively refurbished by the present owners to include a new thatch, re-wired, re-plumbed, a new kitchen, decoration, and the conversion of an attached barn with breathtaking results. The work carried out on the home has been done sympathetically at considerable expense and has been finished to a high standard throughout. The generous accommodation can be utilised as four or five bedrooms with the potential for a ground floor self-contained portion of the home incorporating the barn, bedroom/reception room and a shower room. The cottage is full of character and charm by way of exposed beams, exposed brickwork, oak doors, wooden floorboards & inglenook fireplaces. Externally the home offers established gardens, a separate large garden that has its own vehicular access and a courtyard area. The property is offered to the market with no onward chain.



EPC Rating: EXEMPT
Council Tax Band: D
Tenure: Freehold

Viewing by appointment with our
Select Consultant on

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